

\$25m house price record

While	When the Marshall line	and in
ing	proved to be proved to some of	and in
and the	The lower line line, and in	and in

housing-related articles

apartments”

William Johnson replaces the

1997 Australian Football Association — which certainly appears to be the

...the company's new line of products, which the company is a shipping company with a history of good service.

...that the Marshall Line
...to be placed in some of
...the Marshall Line...

- functioning as an office.
- 41 years after it was built.

multivariate models	see below
multivariate models in spss	see below

the message is a shopping service with failure to reveal the

... ..

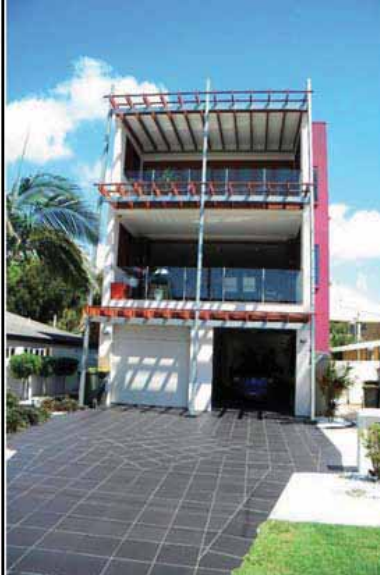
WHY DETACHED HOUSE ?

THE procurement for the majority of general housing continues to be carried out by small scale building companies on green field sites on the city fringe. Detached housing construction provides the most economical dwelling unit type in Australia, helping to make it the most popular housing type. By 2030, 70% of new housing will still be detached.

Market share analysis indicates that, over the last fifteen years, there has been a decline in small building companies and a consistent increase in the market share of large building firms. In 2001, the top five building companies provided 21% of all residential construction in Australia, up from 9% in 1994 and these numbers are on the rise.

Government demands for increased density and sustainability measures in the dwelling have created a more complex context for the design of volume housing.

If large building companies could be rewarded for investments in research and development, there may be opportunities for renewed architectural engagement in volume housing.



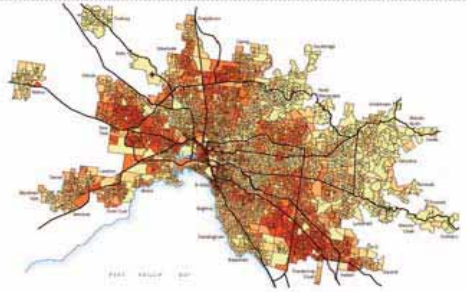
POPULATION DENSITY

Number of people per square kilometre



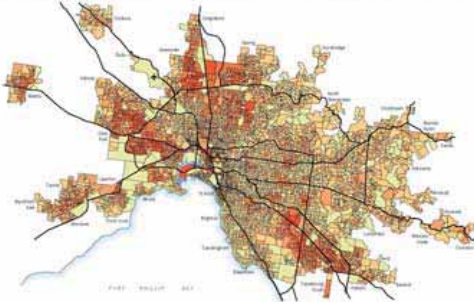
PEOPLE BORN OVERSEA

As a percentage of the labour force



UNEMPLOYED PEOPLE

As a percentage of the labour force



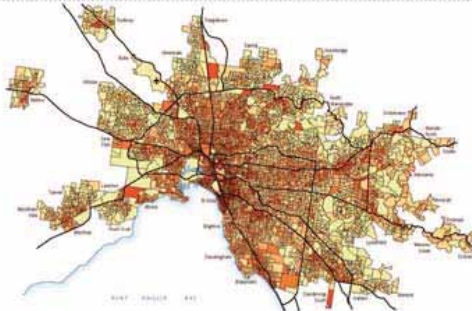
PEOPLE IN THE LABOUR FORCE WITH UNIVERSITY QUALIFICATIONS

As a percentage of the labour force



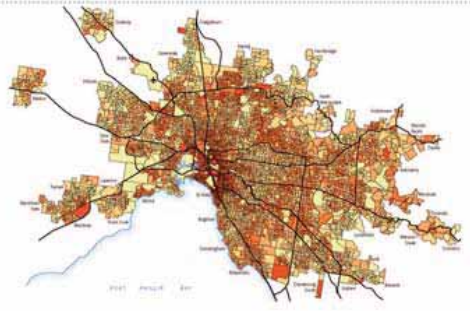
PEOPLE LIVING ALONE

As a percentage of all households



COUPLES WITH NO DEPENDENT CHILDREN

As a percentage of all couples



LOW INCOME HOUSEHOLDS

Households with gross weekly income less than \$200

As a percentage of all households



DWELLINGS BEING PURCHASED

As a percentage of all occupied private dwellings



Per cent
 33.7 or more
 23.0 – 33.7
 16.3 – 23.0
 9.7 – 16.3
 Less than 9.7



CD boundaries

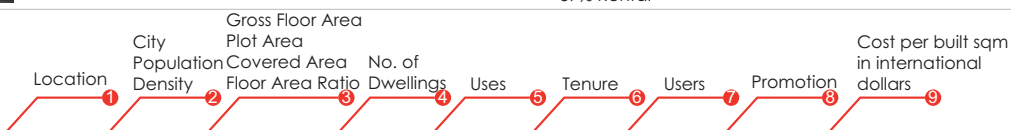
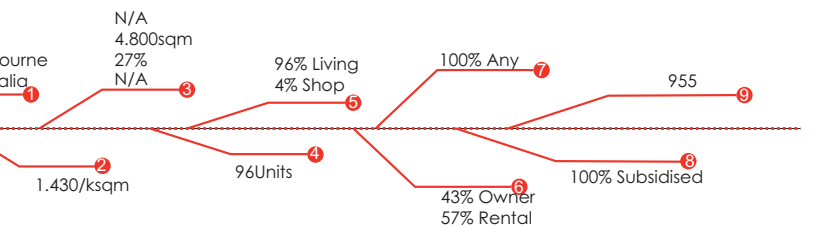
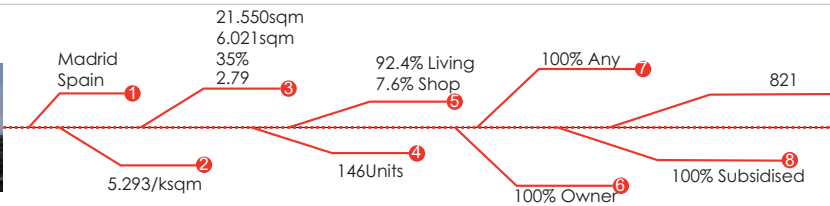
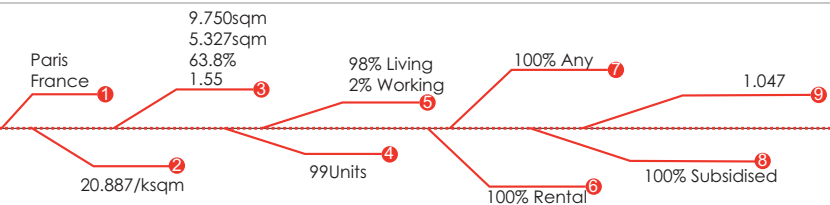
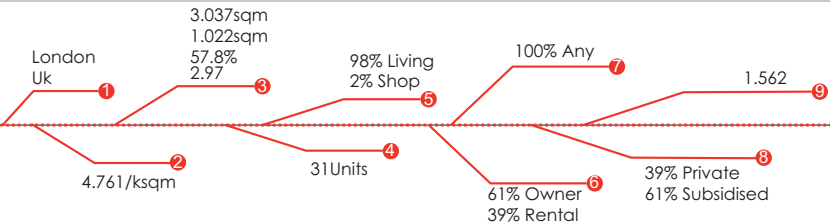
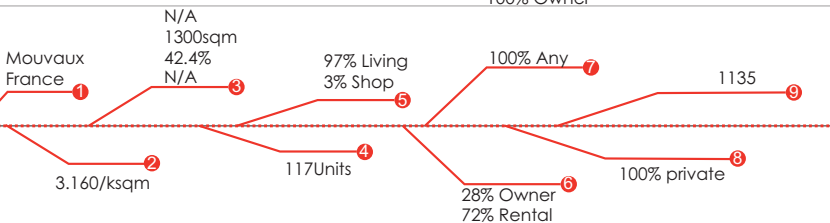
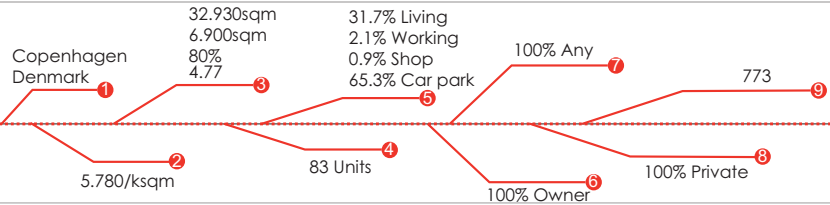
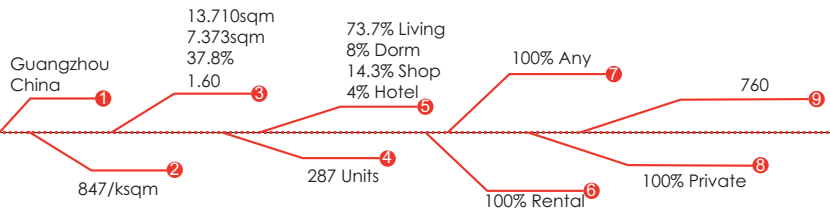
Major roads

Major airport

Coastline/Water body

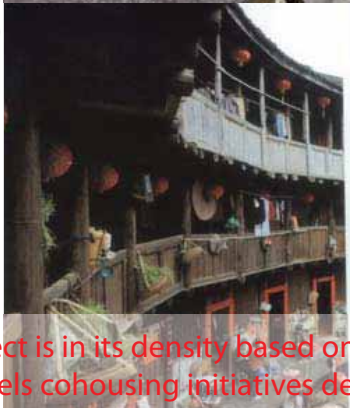
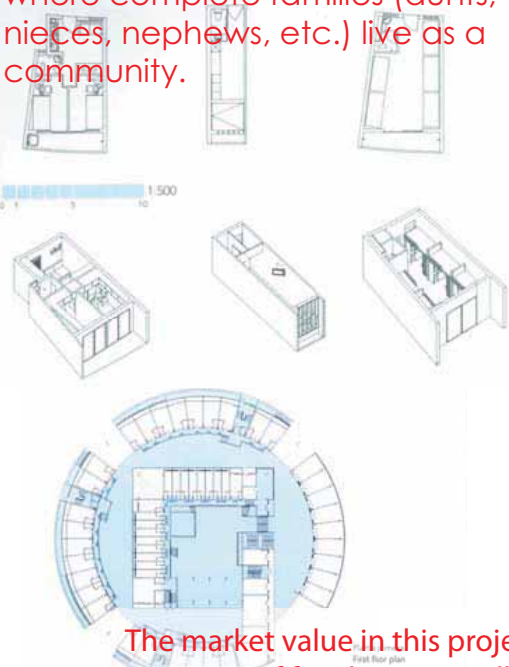
We should concentrate our work not only to a separated housing problem but housing involved in our daily work and all the other characteristics of the city
 - Alvar Aalto

Melbourne CENSUS 2006 shows demographic distribution in city, indicating the poor pushed to outer city limits



PROJECT TULOU ARCHITECT URBANUS

The commission was to design a 220 apartment housing complex for people for low income families in Guangzhou. Urbanus decided to give the complex a nice and intimate atmosphere, by reinterpreting the traditional Hakka Houses. This housing typology corresponds to 300 year old houses in the south of China; a large housing project where complete families (aunts, nieces, nephews, etc.) live as a community.



The market value in this project is in its density based on the culturally appropriate grouping of families. It parallels cohousing initiatives developing in Melbourne.

Estudio de densidad
Density study



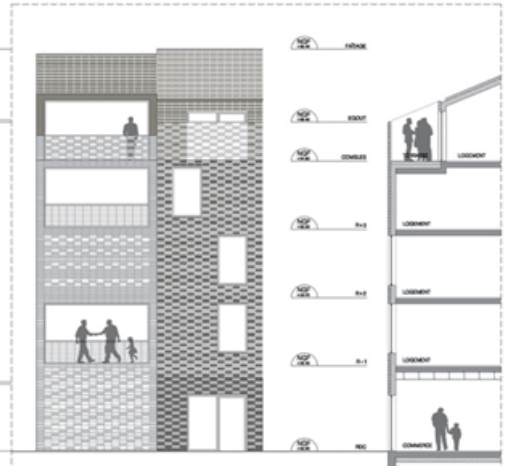
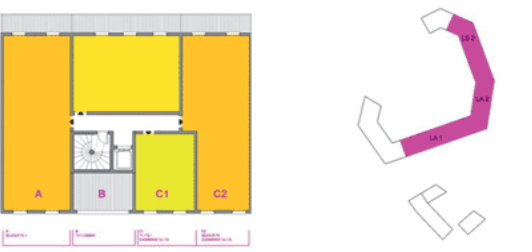
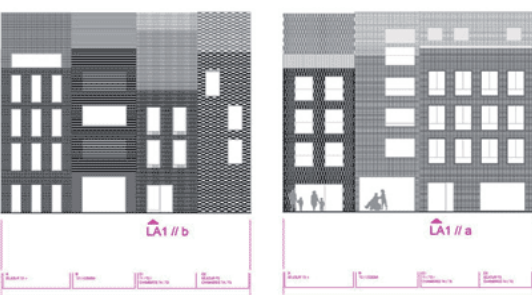
PROJECT

117 HOUSING

ARCHITECT

LAN ARCHITECTURE

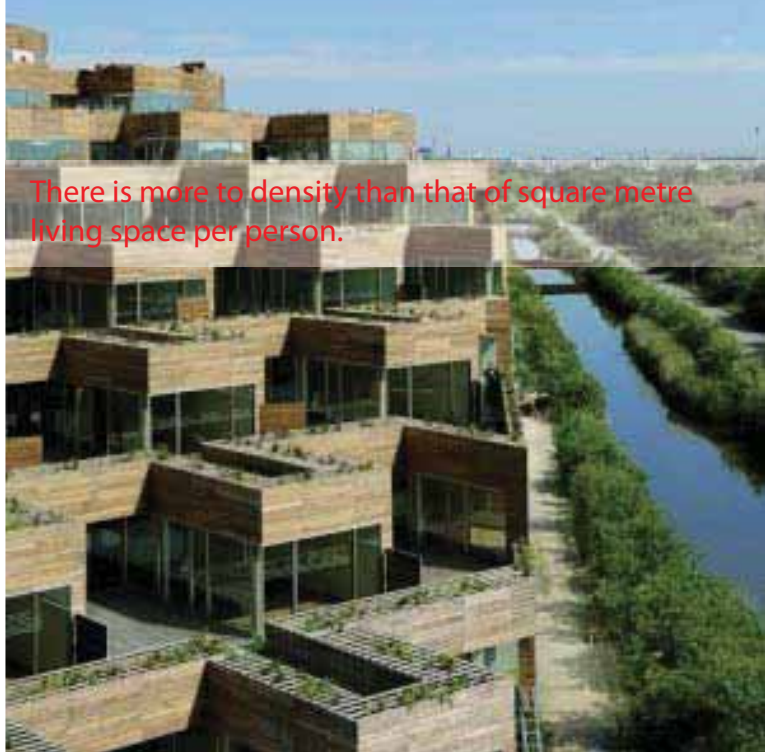
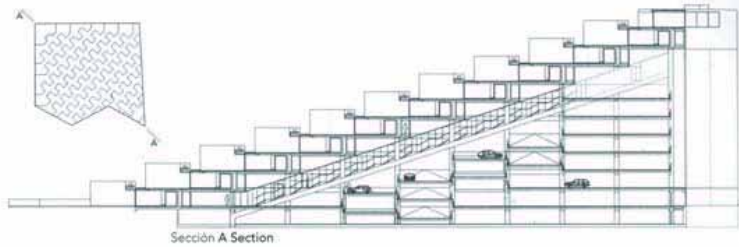
The still unbuilt project is to comprise of 84 social housing units, 33 private residences and a commercial allotment. It retains some visual likeness to its context, including in scale of plan and elevation. An example of how to maintain aesthetic and economic expectations of the local market whilst presenting distinct buildings, through the subtle variation of material.



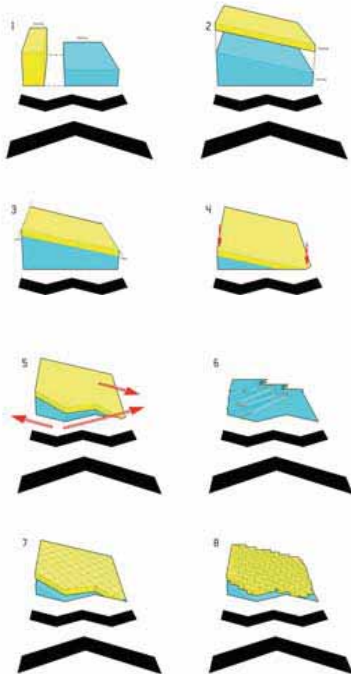
PROJECT MOUNTAIN DWELLINGS ARCHITECT BIG

Houses built over an existing public carpark, an unconventional allotment of 2/3 parking and 1/3 housing. Both carpark and residential units were required, instead of two lots, one building was created.

A back-to-front approach to the housing market, where the apartments bring the carpark typology more revenue. Design innovation.



There is more to density than that of square metre living space per person.

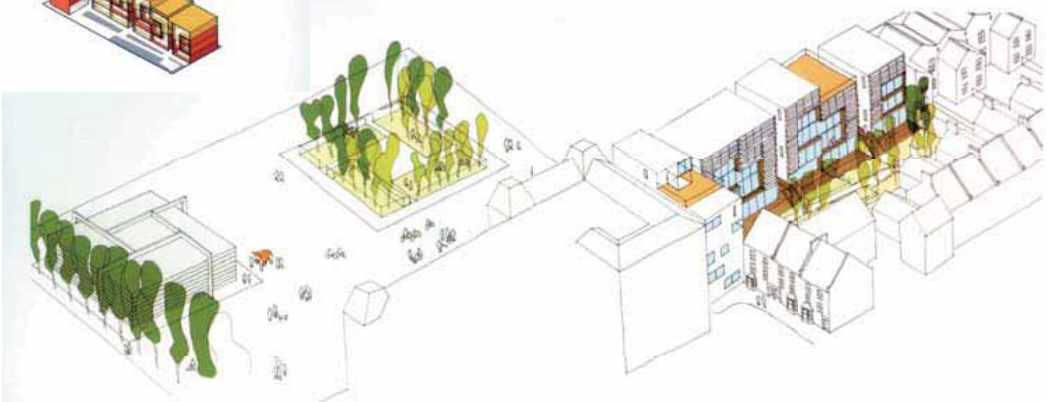
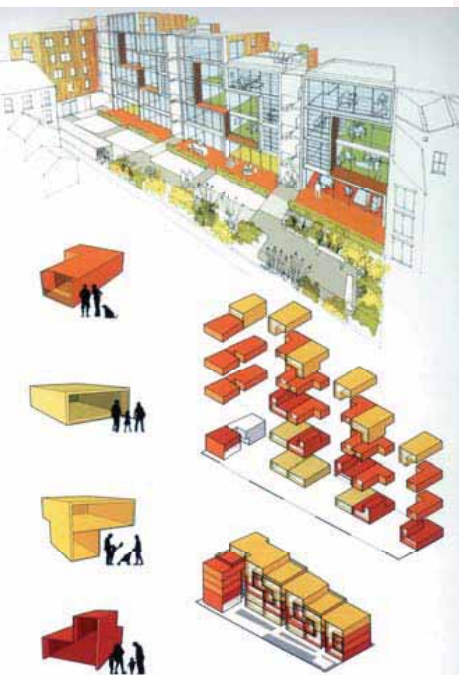


PROJECT WANSEY ST HOUSING ARCHITECT dRMM ARCHITECTURE

The scheme reinterprets the terrace by the use of unconventional apartment solids as modules, continued to one level below ground. It combines private and social housing types, culminating in a communal garden. It attempts to mix all demographics of the housing market in a dense scheme, also flexible for future adaptation.

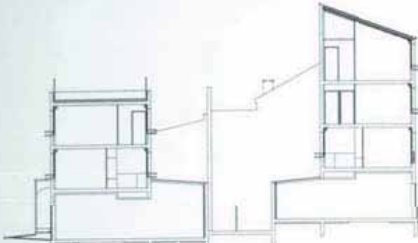


Markets to a wide community and sells itself on the premise of mixed demographics.



PROJECT
EDEN BIO
ARCHITECT
EDOUARD FRANCOIS

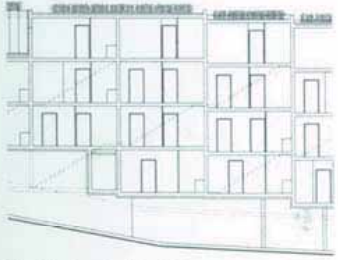
One block: 100 social apartments and studios, community room, small restaurant, edged by vertical organic gardens. Upper levels are reached via timber staircases and gantries. Emphasis on density of flora as much as people, achieves market point of different in grey and man-made vertical streetscape.



Sección transversal A Cross section



Sección longitudinal B Long section



Sección longitudinal C Long section



Sección longitudinal D Long section



Presumption:
If its green, it sells!

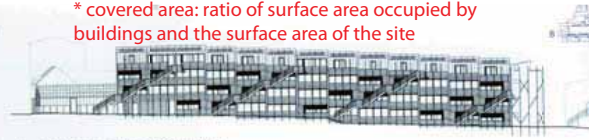
Market pioneer: Low-cost green housing whilst extremely high density living in terms of covered area*



* covered area: ratio of surface area occupied by buildings and the surface area of the site



Alzado A Elevation (cour des Crins)



Alzado B Elevation (cour de Casteggio)

PROJECT

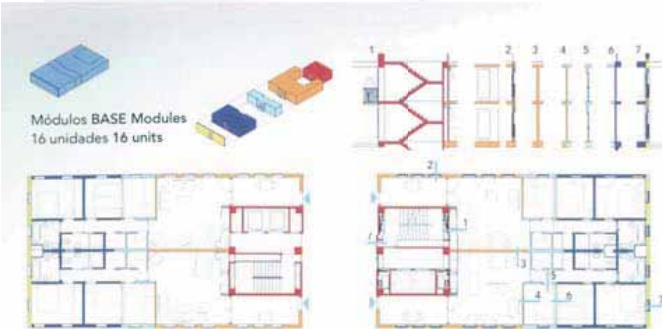
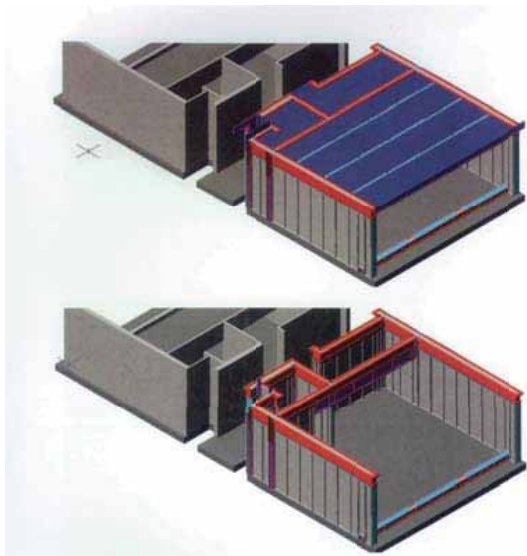
CELOSIA RESIDENCE

ARCHITECT

MVRDV

This project shows the deconstruction of building envelope, a city block divided into 30 small blocks of apartments. The checkerboard pattern has wide openings: these are communal patios. These provide access to 146 variations of 1-3 bedroom apartments. Additionally, a front entrance loggia gives each private outdoor space.

Market point of innovation:
fabrication technology for large building block and outdoor communal spaces

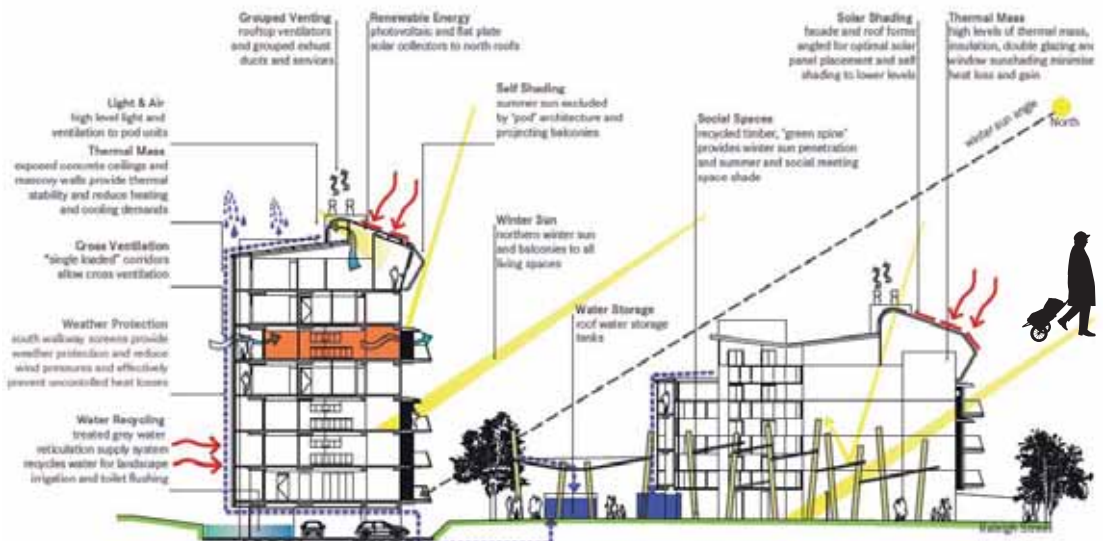


PROJECT K2 APARTMENT ARCHITECT DESIGNINC

The K2 apartments have been recognised by the State government as the most environmentally sustainable public housing development in Australia, including rainwater storage, greywater recycling, reduced gas and electricity needs and photovoltaic panels and attention to sun orientation for each apartment. It is being used as a new benchmark for top sustainable practice, achievable on a public scale. It comprises of 96 units in 4 buildings. Every tenant receives a manual and a public training on how to use the green technology. This allows the tenants to be aware of their energy consumption and helps them to be more economic.



Landmark sustainable
Public Housing Building for
Australia: this is its major selling
point



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